

**JOINT MEETING
TOWN COUNCIL, PLANNING AND ZONING BOARD,
COMMUNITY REDEVELOPMENT AGENCY,
THE DAVIE ECONOMIC DEVELOPMENT COUNCIL AND
THE DAVIE/COOPER CITY CHAMBER OF COMMERCE'S
ECONOMIC DEVELOPMENT COMMITTEE
NOVEMBER 13, 1996**

1. ROLL CALL

The meeting was called to order at 6:04 p.m. with self introductions being made.

Present from the Town Council were: Vice-Mayor Cox and Councilmembers Bush and Santini. Also present were Town Administrator Flatley and Town Clerk Reinfeld recording the meeting. Mayor Venis and Councilmember Kiar were absent.

Present from the Community Redevelopment Agency (CRA) were: Glenn Irwin, Tom Gill (departed 7:29 p.m.), and Neal Kalis (arrived 6:51 p.m.).

Present from the Planning and Zoning Board were: George Greb (departed 7:39 p.m.), Joe Brill (departed 7:39 p.m.), Hertz Halperin (departed 7:38 p.m.) and Jay Stahl (departed 7:38 p.m.).

Present from the Davie Economic Development Council were: Lynn DeLorenzo, Lori Lipinski, Sheldon McCartney, Robert Legg, Patricia Novak and Cyril Spiro.

Present from the Davie/Cooper City Chamber of Commerce were: Celia Russell, Chuck Bonfiglio, and Dr. Glen Rose.

Also present was Police Chief Jack Mackie, Community Services Director Sharon Kent, Assistant Town Administrator Robert Rawls and Utilities Director Dan Colabella.

2. PRESENTATIONS

Mr. Spiro advised that item 2.2 would be taken out of order and iterated the purpose of the joint meetings.

2.2 Community Redevelopment Agency

Mr. Irwin provided an update regarding redevelopment and presented a slide show. He discussed CRA boundaries and described tax increment changes. Mr. Irwin summarized projects for the east-side neighborhood.

Mr. Irwin explained the wall mural program and plans to illuminate Downtown Davie. He related details regarding the Potter Park expansion and the status and projections for the Habitat for Humanity project.

Mr. Irwin advised that the Eastside Community Hall was scheduled for completion by the end of the month and summarized the park grant expenditures. He explained the CRA's vision for the future.

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2.1 Davie Economic Development Council (EDC)

Ms. DeLorenzo began by showing a video provided by the EDC and explained the origin, concept and funding of the video. She discussed the EDC's goals and added that the top priority was to work with the Town to implement an economic development plan.

Ms. DeLorenzo summarized economic development as lower taxes, a higher and better level of service and a higher quality of life. She remarked on the availability of land and discussed long range planning. Ms. DeLorenzo expressed the need to maintain safety and security within the Master Plan.

2.3 Davie/Cooper City Chamber of Commerce

Dr. Rose said that the Chamber was committed to maintaining its proactive role as a support system for the Town and all connected agencies. He discussed business assistance and special program initiatives and requested input for the Chamber's newsletter.

Dr. Rose explained the brochure which would be distributed to businesses planning to locate in Davie. He detailed the "Guide to Programs and Services" publication.

A review of seminars conducted the past year was provided by Dr. Rose and described future seminars. Dr. Rose advised of the commitment to provide education and support to the community.

Mr. Bonfiglio expressed that his goal for the Chamber was to be an effective business partner. He stated that the Chamber's assistance with business start-up and growth, and assistance with Town programs and initiative promotions was paramount. Mr. Bonfiglio added that better communication was also a goal.

2.4 Planning and Zoning Board

Mr. Greb stated the Board was in attendance to gather information and indicated that a presentation would not be made.

2.5 Town Council/Town Administrator

Mr. Flatley discussed goals set by the Town Council the previous year and indicated that the results would be published in an annual report.

Vice-Mayor Cox discussed the continuation of the trail system and indicated that the construction of the second bridge had been completed. She mentioned the sense of community which developed from connections through the trails. Vice-Mayor Cox stated that the economic and social aspects should be related to established and potential businesses and residents.

Councilmember Bush detailed the aquaculture facility and advised that the cost for removing the existing structures and preparation of the property was \$350,000. He stated future profits from the business were anticipated and added that grand opening would be scheduled in the near future.

Councilmember Santini described the expansion of the recreation programs

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relating to children and indicated that the age designation had been increased. She said programs were being developed and a larger marketing effort was being discussed.

Chief Mackie discussed the Crime Prevention Workshop and said that the bicycle patrol had been increased within shopping areas throughout the holiday season. He provided an

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update on the new police facility and staff was reviewing state-of-the-art facilities throughout the state. He related information gathered to that point. Mr. Flatley stated that a new fire/EMS facility would also be built along with the police facility.

Mr. Flatley reviewed the remaining goals of Council which included beautifying the remaining medians, updating the Comprehensive Plan, preparing for telecommunications and its impact, reviewing land use patterns on Griffin Road, searching for a public/private management firm for the arena, redeveloping the Bergeron rodeo grounds, developing a new Davie branch library, completing the Old Davie School, beginning the aquaculture program, enclosing dumpsters, continuing the annexation program, Town information and "Welcome to Davie" signs, burglar alarm ordinance, WestFair promotion and coordination and creation of new revenue sources.

3. DISCUSSION

Regarding the Economic Development Plan, Mr. Spiro stated the need for assurance of affordability in the distant future. He complemented Mr. Irwin on the progress in revitalizing Downtown Davie and said that the inclusion of the educational complex was an important factor.

3.1 Economic Development Plan at Buildout

Mr. Flatley explained that tax base information at build-out was necessary and described two studies which had been performed. He explained the challenge of maintaining lower taxes and providing an affordable community and added the need to plan for the future.

Mr. Gill stated the need to include smaller businesses in planning. Ms. DeLorenzo said that many small businesses chose to locate in close proximity because of security purposes.

Mr. Greb related that neighborhood schools were concerned with security issues and incoming development. Mr. Meyers agreed that security was important. He stated traffic and tax base matters were also significant to residents. Councilmember Santini mentioned that the Broward County School Board was assisting in the revision of the demographic study.

Mr. Halperin suggested that the Town reconsider landscaping restrictions of retail properties and related challenges incurred when landscaping obstructed views of businesses.

Mr. Spiro advised of his involvement with the Budget Advisory Committee and discussed the peer group analysis in respect to costs and revenues on a per-capita basis. He said Davie was not rated low and remarked that the volunteer fire department had an impact on costs in Plantation.

Councilmember Santini inquired about the vision of the CRA. She asked where the Planning and Zoning Division obtained the information that utilized. Mr. Kalis explained the CRA issue and described the information gathering and routing process for recommendations.

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Vice-Mayor Cox recommended that a balance be achieved and recalled past plans which had failed. She suggested all boards/committees and agencies attempt to work together. Ms. Lipinski agreed that the study was important and provided an economic basis. She said emotions were removed and an economic viewpoint was supplied.

Mr. Kalis recalled a study which predicted building permits would be reduced and service costs would increase. He recommended a comprehensive land use amendment be developed with clear input regarding desires for the future and suggested that workshops be held to lead into a single, all-encompassing plan.

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Mr. Spiro reiterated the purpose of the joint meetings was to encourage communication and agreement and advised that a copy of the final edition of the study would be distributed. He encouraged that the study be discussed at the next meeting. Councilmember Santini stated the need to consider all aspects and effects on all residents. Ms. Russell stressed the requirement for a quarterly meeting to ensure effective follow up. Mr. Brill concurred that education was imperative. Vice-Mayor Cox stated that all the organizations involved were responsible for assisting in the education process.

Mr. Halperin said that Council and the Planning and Zoning Board should meet to discuss their visions on a regular basis and suggested a common vision be achieved. He stated that there was difficulty in separating the rights of people from the tax base.

David Oakes expressed the right of property owners to utilize their sites as they desired. It was stated that Code requirements were mandatory. Mr. Oakes remarked that if agreement could be reached regarding the Plan, the property owners could move forward.

3.2 Downtown Redevelopment

Mr. Kalis stated that the aquaculture project was excellent and mentioned that some fear was incurred from the public/private concept regarding the time and process involved. He recommended an efficient and timely process be developed.

3.3 Annexation Status Report

Mr. Flatley said that Broward County had set aside the year 2010 as the date for pockets of unincorporated areas to make a choice of city incorporation. He recalled the presentation of Ivanhoe Estates and their concern for water service. Mr. Flatley said their taxes would be increased should they join Davie.

Councilmember Santini inquired about EMS response time and it was stated that a six minute fractile response time was normal. Conversation followed regarding EMS in unincorporated areas.

Councilmember Santini asked if the Broward delegation would place the annexation matters on the ballot. Mr. Flatley described the process followed by the County through the State to the Governor, whom he said usually waited the 21 days required for the bill to become law without his signature. He recalled a previous gubernatorial veto.

Councilmember Santini inquired if the annexations were voluntary. Mr. Flatley said that no area would be forced into a specific community. He said revisions of the process were possible.

Vice-Mayor Cox stated the importance of adequate balance. She said lifestyle and tax base matters both required consideration. Ms. Lipinski reiterated the need to provide education to reduce emotional challenges.

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4. OLD BUSINESS

There was no old business brought before the agencies.

5. NEW BUSINESS

There was no new business brought before the agencies.

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6. COMMENTS AND/OR SUGGESTIONS

There being no other issues requested for discussion, Mr. Spiro recommended the joint members reconvene in January 1997. He suggested that brief updates be first on the agenda, with a focus on the Economic Development Plan being second. He added that the third agenda item should be to begin the formation of united goals. Mr. Spiro added that he thought the meeting should be held at a time where the Planning and Zoning Board could remain for the entire meeting.

Dr. Rose so moved which was seconded by Councilmember Bush. There were no objections noted.

7. ADJOURNMENT

There being no objection, the meeting adjourned at 7:57 p.m.